

046.0

0003

0011.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

948,300 / 948,300

USE VALUE:

948,300 / 948,300

ASSESSED:

948,300 / 948,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
81-83		MEDFORD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FRADETTE JAMES R ETAL/ TRS	
Owner 2: FRADETTE COLLEN TRUST	
Owner 3:	
Street 1: 72 ALLEN FARM LANE	
Street 2:	
Twn/City: CONCORD	
St/Prov: MA	Cntry:
Own Occ: N	
Postal: 01742	Type:

## PREVIOUS OWNER

Owner 1: HOLT COLLEN CINDY L -
Owner 2: -

Street 1: 72 ALLEN FARM LANE
Twn/City: CONCORD

St/Prov: MA	Cntry:
Postal: 01742	

## NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1923, having primarily Clapboard Exterior and 2617 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

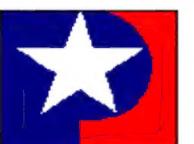
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4889	Sq. Ft.	Site			0	80.	1.04	1			Med. Tr	-10					408,002						408,000	

## IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
104	4889.000	531,800	8,500	408,000	948,300					Legal Description				32618	
Total Card	0.112	531,800	8,500	408,000	948,300	Entered Lot Size				GIS Ref				32618	
Total Parcel	0.112	531,800	8,500	408,000	948,300	Total Land:				GIS Ref				32618	
Source: Market Adj Cost		Total Value per SQ unit /Card:	362.43	/Parcel:	362.43	Land Unit Type:				Insp Date				01/13/09	



## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	531,800	8,500	4,889.	408,000	948,300		Year end	12/23/2021
2021	104	FV	506,900	8,500	4,889.	408,000	923,400		Year End Roll	12/10/2020
2020	104	FV	506,900	8,500	4,889.	408,000	923,400		Year End Roll	12/18/2019
2019	104	FV	391,800	8,500	4,889.	433,500	833,800	833,800	Year End Roll	1/3/2019
2018	104	FV	391,800	8,500	4,889.	316,200	716,500	716,500	Year End Roll	12/20/2017
2017	104	FV	367,700	8,500	4,889.	275,400	651,600	651,600	Year End Roll	1/3/2017
2016	104	FV	367,700	8,500	4,889.	234,600	610,800	610,800	Year End	1/4/2016
2015	104	FV	307,500	8,500	4,889.	229,500	545,500	545,500	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLT COLLEN CIN	77674-490	1	5/3/2021	Convenience	99	No	No		
HOLT GREGORY J	28577-17		5/14/1998	Family	1	No	No	A	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1496	Re-Roof	10,415					
9/13/2018	1325	Redo Kit	28,700	C				
11/20/1992	612	Manual	120,000					REPAIR FIRE DAMAGE

## ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2009	Meas/Inspect	189	PATRIOT
3/31/2000	Inspected	264	PATRIOT
3/8/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA

